

HERITAGE RESOURCE COMMISSION RESOLUTION NO. 2011-02

**RECOMMENDING THAT THE DANVILLE TOWN COUNCIL APPROVE A
HISTORIC PRESERVATION INCENTIVE PACKAGE FOR
400 HARTZ AVENUE AND 111 & 165 EAST PROSPECT AVENUE
- DANVILLE HOTEL REDEVELOPMENT PROJECT
(APNs: 208-023-003; -004; -008; -009; and -024)**

WHEREAS, DANVILLE HOTEL HOLDINGS, LTD. (Owners) and CASTLE COMPANIES, INC. (Applicants) have requested approval of Final Development Plan request DEV10-0064, Variance request VAR10-0016, Master Sign Program Sign Review request SR10-0024, Tree Removal request TR10-0022, and Major Subdivision request SD 9292 to authorize the redevelopment of the 1.124 acre Danville Hotel property with a mixed use commercial and residential development; and

WHEREAS, the subject site is located at southeast corner of the intersection of Railroad Avenue and East Prospect Avenue and the southwest corner of the intersection of Hartz Avenue and East Prospect Avenue and is further identified as Assessor's Parcel Numbers 208-023-003; -004; -008; -009; and -024; and

WHEREAS, DEV10-0064, VAR10-0016, SR10-0024, TR10-0022, and SD 9292 allow, in part, the preservation and rehabilitation of two existing historic buildings (i.e., the Danville Hotel and the McCauley House); and the demolition of the existing non-historic addition on the west side of the Danville Hotel building; and

WHEREAS, the Planning Commission did review the planning entitlement requests and recommended that the Heritage Resource Commission approve the requests during a special joint meeting with the Heritage Resource Commission on March 22, 2011; and

WHEREAS, Heritage Resource Commission did review and approve planning entitlement requests DEV10-0064, VAR10-0016, SR10-0024, TR10-0022, and SD 9292 during the special joint meeting with the Planning Commission on March 22, 2011; and

WHEREAS, Chapter 32-72 of the Danville Municipal Code (Historic Preservation) allows the Heritage Resource Commission to review and recommend historic preservation incentives for Town Council approval; and

WHEREAS, the property owners are concurrently requesting approval of designation of both the Danville Hotel and the McCauley House as Heritage Resources and approval of a historic preservation incentive package; now, therefore, be it

RESOLVED that the Heritage Resource Commission recommends that the Danville Town Council grant the following historic preservation incentive package for the Danville Hotel and for the McCauley House:

1. Commitment by the Town to assist the developer in any efforts they undertake to obtain Federal and/or State historic preservation grants and/or aid;
2. Upon the Town Council's approval of the Danville Hotel and the McCauley House as Town Designated Heritage Resources, authorizes the Town Manager, on behalf of the Town, to enter into and execute a Mills Act Contract with the property owner, potentially providing for a reduction in property taxes associated with the two historic buildings;
3. Authorizes application of the provisions of the Historic Building Code to work involving the two historic buildings;
4. Upon the Town Council's approval of the Danville Hotel and the McCauley House as Town Designated Heritage Resources, provides a Heritage Resource identification plaque for each historic building;
5. Waives all Town-controlled fees (except plan check fees where outside plan check consultant review services are utilized) associated with the issuance of building permits for the two historic buildings; and
6. Inclusion of the Danville Hotel redevelopment project site in all marketing plans and public information brochures developed and maintained by Danville to increase public awareness of the Town's Historic Preservation Program.

APPROVED by the Heritage Resource Commission at a regular meeting on March 22, 2011, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman

APPROVED AS TO FORM:

ATTEST:

City Attorney

Chief of Planning